



**Elliot Heath**  
ESTATE AGENTS

**9 Standon Mill, Kents Lane**  
Offers Over **£400,000**

# 9 Standon Mill

Kents Lane, Ware

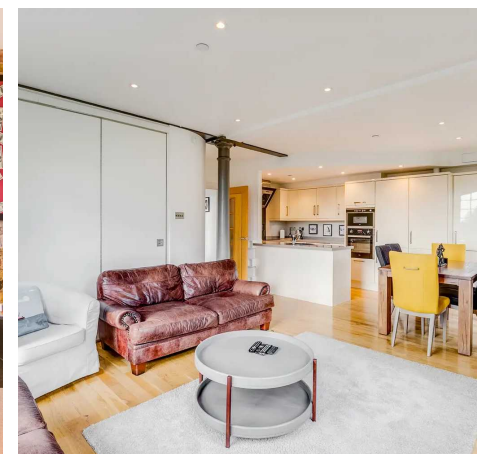
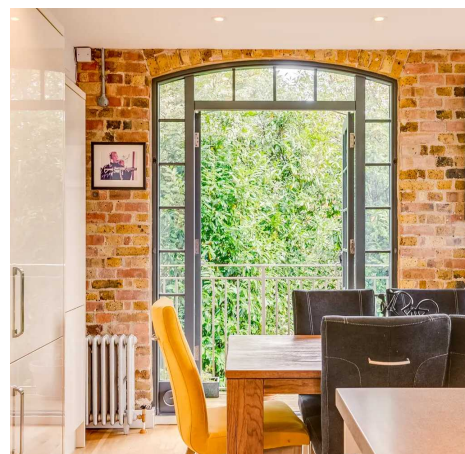
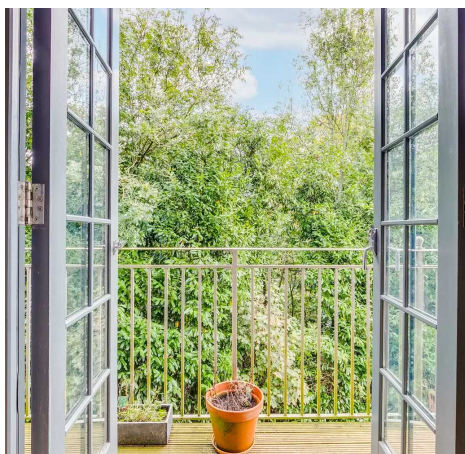
Exceptional 2 bed apartment in award-winning converted mill. High ceilings, feature windows, solid wood flooring. Gas heating, entry phone, lift, parking, communal gardens. Victorian flour mill with river views. Close to pubs, shops, airport, and A10. Call 01920 293333 to view.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

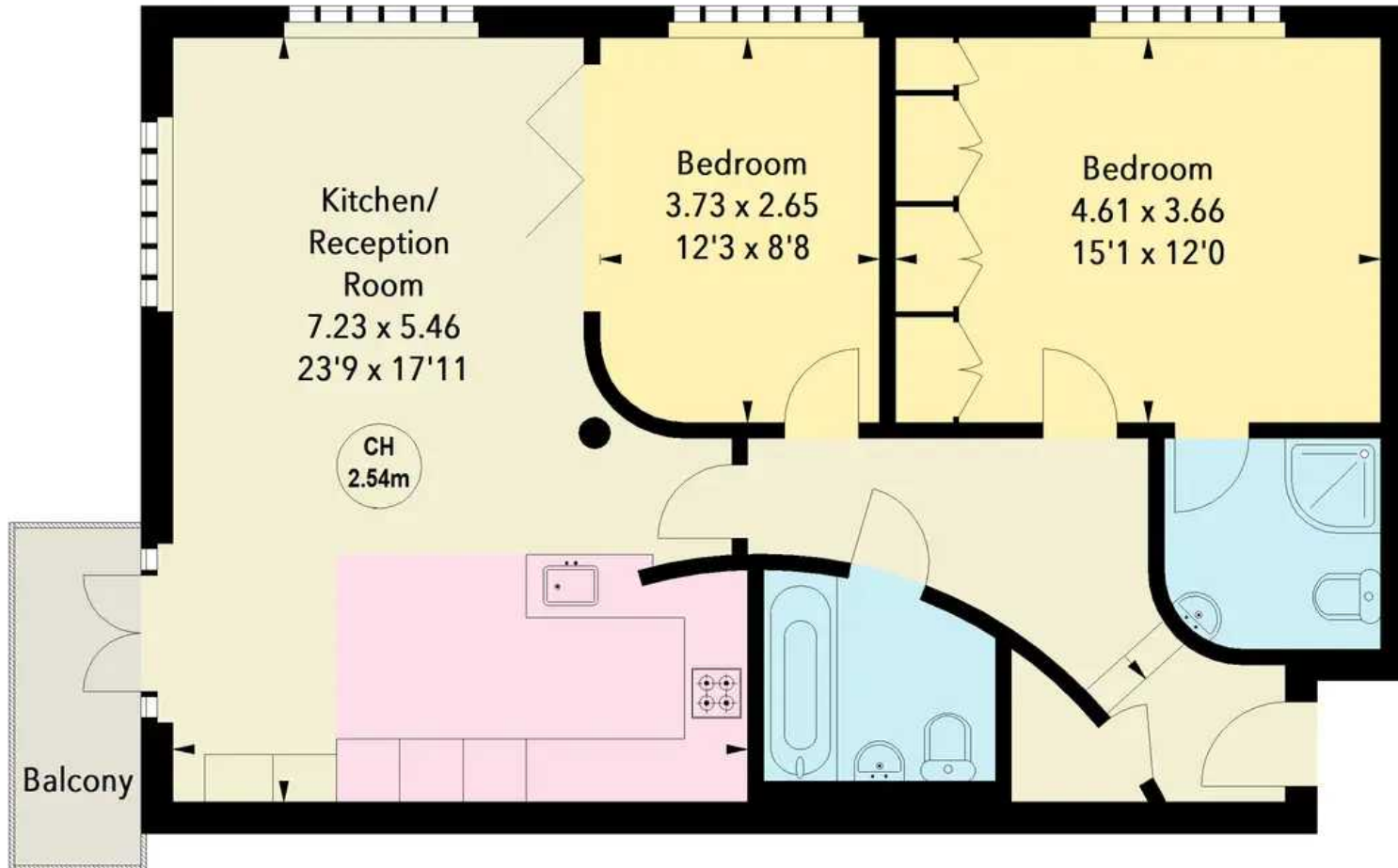
EPC Environmental Impact Rating: B



# Standon Mill, SG11

Approximate Area = 81.94 sq m / 882 sq ft

Key :  
CH - Ceiling Height



## Second Floor

Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

## Accommodation

Communal entrance accessed via a secure entry system door with stair and lift access to all floors.

## Entrance Hall

With solid wood flooring, radiator, built in storage cupboard, original pillars, doors to:

## Kitchen/Reception Room

23' 9" x 17' 11" (7.24m x 5.46m)

The double aspect reception room overlooks the scenic River Rib with French doors leading to a private balcony, solid wood flooring, radiator, exposed brickwork and original pillars. The bespoke kitchen features cream gloss custom built wall and base units, along with high-end appliances including an electric fan oven, microwave, wine coolers, induction hob, washer/dryer, integrated dishwasher, and a water softener. Bi fold doors to bedroom two.

## Bedroom One

15' 1" x 12' 0" (4.60m x 3.66m)

With window overlooking the communal gardens, radiator, fitted wardrobe cupboards to one wall, original pillars, door to:

## En Suite Shower Room

Fitted with a suite comprising shower cubicle, dual flush wc, contemporary wash hand basin, tiled flooring.

## Bedroom Two

12' 3" x 8' 8" (3.73m x 2.64m)

With window overlooking the communal gardens, radiator, solid wood flooring, bi fold doors to the reception room which can be opened to enhance the living space.

## Bathroom

Fitted with a suite comprising freestanding bath, wall hung wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail.





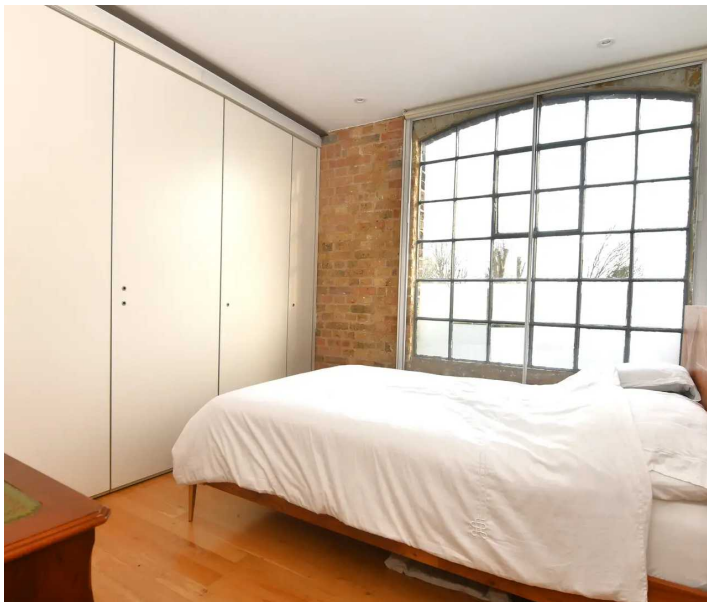
### **COMMUNAL GARDEN**

The well-maintained communal gardens, featuring manicured lawns, mature trees, shrubs, and a meandering gravelled path along the River Rib. BBQ area for use by residents.

### **ALLOCATED PARKING**

1 Parking Space

The property includes an allocated covered parking space, as well as additional visitor parking





## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)